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528-T 12-53



Title Insurance and Trust Company

433 SOUTH SPRING STREET • LOS ANGELES 54
MADISON 6-2411

October 13, 1954

Shell Oil Company
1008 West Sixth Street
Los Angeles 14, California

Attn: Mr. Reardon

IMPORTANT
When replying refer to
Our No. 4164965-SEB

Your No. Defense Plant Corp.

The following is a report on the title to the land described in your application for a Policy of Title Insurance, and is made without liability and without obligation to issue such policy.

Dated as of October 5, 1954 at 7:30 a.m.

Vested:

S. E. Bergman
S. E. Bergman

TITLE OFFICE

DOUGLAS HALLEY and ISABELLE J. HALLEY, husband and wife, as joint tenants.

Exceptions:

1. General and special county taxes for the fiscal year 1954-1955, a lien, not yet payable.
2. An easement over said land for pipes, ditches and incidental purposes, as conveyed in the deed to Dominguez Water Company, as excepted in the deed to Title Insurance and Trust Company, recorded in book 936 page 287 of Official Records.
3. An easement with right of entry over said land, for conduits as reserved in the deed from Title Insurance and Trust Company, recorded prior to February 15, 1950 in book 6719 page 2, Official Records.

By deed dated February 18, 1952 and recorded February 28, 1952 in book 38362 page 376, Official Records, Title Insurance and Trust Company, quitclaimed to Dominguez Estate Company, all its right, title and interest in and to said Tract 4671.

By deed dated February 22, 1952 and recorded February 28, 1952 in book 38362 page 377, Official Records, Dominguez Estate Company quitclaimed to Dominguez Water Corporation, a corporation, easements for water pipes, service equipment and incidental purposes, said easements to be each 10 feet in width along all lot lines of lots in Tract 4671.

4. Covenants, conditions and restrictions contained in the above mentioned deed.

In addition to any exceptions shown herein, and not cleared, the policy if issued will contain stipulations and also exceptions as to matters outside its coverage which are required by the particular form.

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5. An easement over the easterly 15 feet of said land for public road and highway purposes, as granted to the County of Los Angeles, by deed recorded in book 12306 page 149, Official Records.

6. Covenants, conditions and restrictions contained in the deed from Albert Hummel and Jantje Hummel, husband and wife, recorded May 5, 1954 in book 44499 page 8, Official Records.

The covenants, conditions and restrictions referred to above do not include restrictions upon the sale or occupancy of said land on the basis of race, color or creed.

7. A deed of trust dated April 19, 1954, executed by Douglas Halley and Isabelle J. Halley, husband and wife, to Bank of America National Trust and Savings Association, a corporation, trustee, to secure an indebtedness of \$7,000.00 in favor of Albert Hummel and Jantje Hummel, husband and wife, as joint tenants, and any other amounts payable under the terms thereof, recorded May 5, 1954 in book 44499 page 9, Official Records.

D E S C R I P T I O N

The north 132 feet of lot 100 of Tract No. 4671, in the county of Los Angeles, state of California, as per map recorded in book 56 pages 30 and 31 of Maps, in the office of the county recorder of said county.

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DUE TO THE QUALITY OF THE ORIGINAL